166.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,400 / 848,400
					USE VALUE:	848,400 / 848,400
					ASSESSED:	848,400 / 848,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZASLOFF EVA &
Owner 2:	NELSON AARON
Owner 3:	
Street 1:	21 ASHLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARSON DOUGLAS S -
Owner 2:	LIFE ESTATE -
Street 1:	528 NORTH ST
Twn/City:	OAKLAND
St/Prov:	CA Cntry:
Postal:	94609

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1907, having primarily Vinyl Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8744.000	366,200	4,600	477,600	848,400
Total Card	0.201	366,200	4,600	477,600	848,400
Total Parcel	0.201	366,200	4,600	477,600	848,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.81 /Parcel: 399.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109732

GIS Ref

GIS Ref

Insp Date 08/03/18

!12841!

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,200	4600	8,744.	477,600	848,400		Year end	12/23/2021
2021	101	FV	354,500	4600	8,744.	477,600	836,700		Year End Roll	12/10/2020
2020	101	FV	354,500	4600	8,744.	477,600	836,700	836,700	Year End Roll	12/18/2019
2019	101	FV	276,800	4600	8,744.	477,600	759,000	759,000	Year End Roll	1/3/2019
2018	101	FV	286,300	4600	8,744.	423,000	713,900	713,900	Year End Roll	12/20/2017
2017	101	FV	286,300	4600	8,744.	354,800	645,700	645,700	Year End Roll	1/3/2017
2016	101	FV	286,300	4600	8,744.	354,800	645,700	645,700	Year End	1/4/2016
2015	101	FV	269,700	4600	8,744.	307,000	581,300	581,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:39:29

LAST REV

Date	Time
08/09/18	15:31:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12841

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARSON DOUGLAS	59746-587		8/13/2012		600,000	No	No		
CARSON DOUGLAS	49969-10		8/20/2007	Family	1	No	No		
	13542-422		9/1/1978		15,300	No	No		A

USER DEFINED

Prior Id # 1:	109732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	988	Det. Gar	24,000	C				
4/16/2013	549	Redo Bat	10,250	C				
6/11/1993	254		3,000					20X13 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	189	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8744		Sq. Ft.	Site		0	70.	0.78	8									477,624						477,600	

Total AC/HA:	0.20073	Total SF/SM:	8744	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,624	Spl Credit		Total:	477,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14481616
Const Adj.:	1.00889909
Adj $ / SQ:	150.151
Other Features:	73500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497560
Depreciation:	131356
Depreciated Total:	366204

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

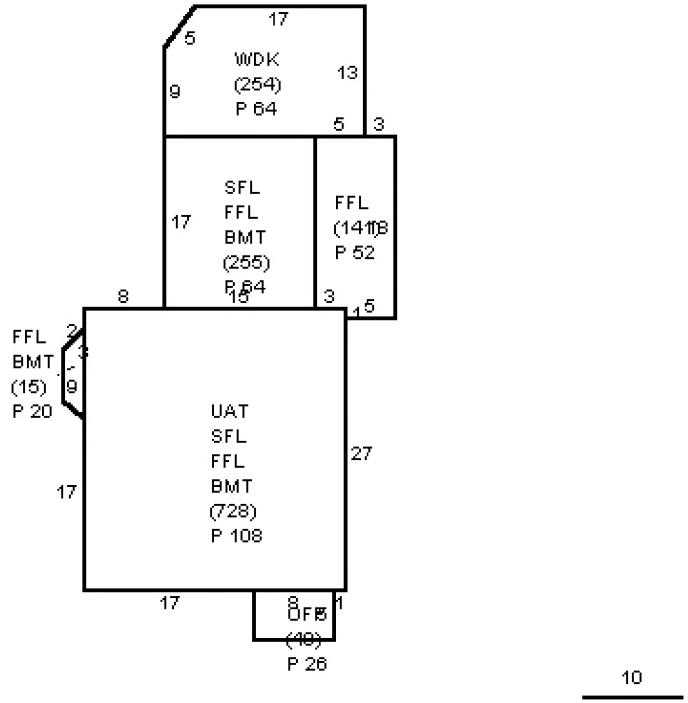
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.17
Special Features:	0	Val/Su Net:	101.84
Final Total:	366200	Val/Su SzAd	172.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,139	150.150	171,021
BMT	Basement	998	45.050	44,955
SFL	Second Floor	983	150.150	147,598
WDK	Deck	254	10.030	2,546
UAT	Upper Attic	182	60.060	10,931
OFP	Open Porch	40	44.390	1,776

Net Sketched Area:	3,596	Total:	378,827
Size Ad	2122	Gross Area	4142	FinArea	2122
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc